



Senate

General Assembly

File No. 486

January Session, 2001

Substitute Senate Bill No. 1433

Senate, April 26, 2001

The Committee on Government Administration and Elections reported through SEN. FONFARA of the 1st Dist., Chairperson of the Committee on the part of the Senate, that the substitute bill ought to pass.

AN ACT CONCERNING THE CONVEYANCE OF CERTAIN PARCELS OF STATE LAND.

Be it enacted by the Senate and House of Representatives in General Assembly convened:

1 Section 1. (a) Notwithstanding any provision of the general statutes,
2 the Commissioner of Transportation shall convey to the Charles W.
3 Evans and Alexandria S. Evans a parcel of land located between 228
4 Greenwoods Road and Route 44 in the town of Norfolk, at a cost of
5 three thousand five hundred dollars. Said parcel of land has an area of
6 approximately 1.75 acres and is further identified as the parcel of land
7 described in Department of Transportation File No. 97-000-25B. The
8 conveyance shall be subject to the approval of the State Properties
9 Review Board.

10 (b) The State Properties Review Board shall complete its review of
11 the conveyance of said parcel of land not later than thirty days after it
12 receives a proposed agreement from the Department of

13 Transportation. The land shall remain under the care and control of
14 said department until a conveyance is made in accordance with the
15 provisions of this section. The State Treasurer shall execute and deliver
16 any deed or instrument necessary for a conveyance under this section.
17 The Commissioner of Transportation shall have the sole responsibility
18 for all other incidents of such conveyance.

19 Sec. 2. Notwithstanding a certain restriction contained in a Quit
20 Claim Deed from the State of Connecticut, Department of
21 Transportation, to the Norwalk Transit District, dated December 27,
22 1982, and recorded in the city of Norwalk Land Records in volume 483,
23 page 1, that the parcel of land described in said deed was conveyed for
24 transit district bus garage and maintenance facility purposes only, the
25 Norwalk Transit District is authorized to convey said parcel to the city
26 of Norwalk, free of said restriction, provided, if said parcel is so
27 conveyed, (1) the city of Norwalk may use the parcel only for fire
28 department facilities and administrative offices, and (2) if the city of
29 Norwalk does not use the parcel for said purposes, the parcel shall
30 revert to the state of Connecticut.

31 Sec. 3. Section 8 of special act 97-20 is amended to read as follows:

32 (a) Notwithstanding any provision of the general statutes to the
33 contrary, the Commissioner of Transportation shall convey to the town
34 of Trumbull, subject to the approval of the State Properties Review
35 Board and at a cost equal to the administrative costs of making such
36 conveyance, a parcel of land located in the town of Trumbull, having
37 an area of approximately 3.35 acres and identified as Parcel No. 36 on
38 town of Trumbull Tax Assessor's Map I12.

39 (b) The town of Trumbull shall use said parcel of land for affordable
40 housing purposes. If the town of Trumbull (1) does not use said parcel
41 for said purposes, (2) does not retain ownership of all of said parcel, or
42 (3) leases all or any portion of said parcel for any other purpose, the
43 parcel shall revert to the state of Connecticut.

44 (c) The State Properties Review Board shall complete its review of
45 the conveyance of said parcel of land not later than thirty days after it
46 receives a proposed agreement from the Department of
47 Transportation. The land shall remain under the care and control of
48 said department until a conveyance is made in accordance with the
49 provisions of this section. The State Treasurer shall execute and deliver
50 any deed or instrument necessary for a conveyance under this section,
51 which deed or instrument shall include provisions to carry out the
52 purposes of subsection (b) of this section, and the Commissioner of
53 Transportation shall have the sole responsibility for all other incidents
54 of such conveyance.

55 Sec. 4. (a) Notwithstanding any provision of the general statutes, the
56 Commissioner of Environmental Protection shall convey to the Yantic
57 Volunteer Fire Department the parcels of land located at 42, 44 and 46
58 Franklin Road in the town of Franklin, at a cost equal to the
59 administrative costs of making such conveyance. Said parcels of land
60 have a total area of approximately .58 acre. The conveyance shall be
61 subject to the approval of the State Properties Review Board.

62 (b) The Yantic Volunteer Fire Department shall use said parcel of
63 lands for open space and fire training purposes. If the Yantic Volunteer
64 Fire Department:

65 (1) Does not use any said parcel for said purposes;

66 (2) Does not retain ownership of all of any said parcel; or

67 (3) Leases all or any portion of any said parcel,

68 the parcel shall revert to the state of Connecticut.

69 (c) The State Properties Review Board shall complete its review of
70 the conveyance of said parcels of land not later than thirty days after it
71 receives a proposed agreement from the Department of Environmental
72 Protection. The land shall remain under the care and control of said

73 department until a conveyance is made in accordance with the
74 provisions of this section. The State Treasurer shall execute and deliver
75 any deed or instrument necessary for a conveyance under this section,
76 which deed or instrument shall include provisions to carry out the
77 purposes of subsection (b) of this section. The Commissioner of
78 Environmental Protection shall have the sole responsibility for all other
79 incidents of such conveyance.

80 Sec. 5. (a) Notwithstanding any provision of the general statutes, the
81 Commissioner of Transportation shall convey to the town of
82 Farmington a parcel of land located in the town of Farmington, at a
83 cost equal to the administrative costs of making such conveyance. Said
84 parcel of land has an area of approximately 8.9 acres and is identified
85 as Lot 3 on town of Farmington Tax Assessor's New Maps 84 and 97.
86 The conveyance shall be subject to the approval of the State Properties
87 Review Board.

88 (b) The town of Farmington shall use said parcel of land for open
89 space purposes. If the town of Farmington:

- 90 (1) Does not use said parcel for said purposes;
- 91 (2) Does not retain ownership of all of said parcel; or
- 92 (3) Leases all or any portion of said parcel,

93 the parcel shall revert to the state of Connecticut.

94 (c) The State Properties Review Board shall complete its review of
95 the conveyance of said parcel of land not later than thirty days after it
96 receives a proposed agreement from the Department of
97 Transportation. The land shall remain under the care and control of
98 said department until a conveyance is made in accordance with the
99 provisions of this section. The State Treasurer shall execute and deliver
100 any deed or instrument necessary for a conveyance under this section,
101 which deed or instrument shall include provisions to carry out the

102 purposes of subsection (b) of this section. The Commissioner of
103 Transportation shall have the sole responsibility for all other incidents
104 of such conveyance.

105 Sec. 6. (a) Notwithstanding any provision of the general statutes, the
106 Commissioner of Environmental Protection shall convey to the town of
107 Farmington a parcel of land located in the town of Farmington, at a
108 cost equal to the administrative costs of making such conveyance. Said
109 parcel of land has an area of approximately 29.6 acres and is identified
110 as Lot 22a on town of Farmington Tax Assessor's New Maps 29 and 40.
111 The conveyance shall be subject to the approval of the State Properties
112 Review Board.

113 (b) The town of Farmington shall use said parcel of land for open
114 space and recreational purposes. If the town of Farmington:

115 (1) Does not use said parcel for said purposes;

116 (2) Does not retain ownership of all of said parcel; or

117 (3) Leases all or any portion of said parcel,

118 the parcel shall revert to the state of Connecticut.

119 (c) The State Properties Review Board shall complete its review of
120 the conveyance of said parcel of land not later than thirty days after it
121 receives a proposed agreement from the Department of Environmental
122 Protection. The land shall remain under the care and control of said
123 department until a conveyance is made in accordance with the
124 provisions of this section. The State Treasurer shall execute and deliver
125 any deed or instrument necessary for a conveyance under this section,
126 which deed or instrument shall include provisions to carry out the
127 purposes of subsection (b) of this section. The Commissioner of
128 Environmental Protection shall have the sole responsibility for all other
129 incidents of such conveyance.

130 Sec. 7. (a) Notwithstanding any provision of the general statutes, the
131 Commissioner of Environmental Protection shall convey to the town of
132 Old Lyme two parcels of land located in the town of Old Lyme, at a
133 cost equal to the administrative costs of making such conveyance. Said
134 parcels of land are described as follows: (1) Lot 52 on town of Old
135 Lyme Tax Assessor's Map 43, which parcel has an area of
136 approximately 1.23 acres, and (2) Lot 5 on town of Old Lyme Tax
137 Assessor's Map 48, which parcel has an area of approximately 1.23
138 acres. The conveyance shall be subject to the approval of the State
139 Properties Review Board.

140 (b) The town of Old Lyme shall use the parcel of land described in
141 subdivision (1) of subsection (a) of this section for recreational access to
142 the Connecticut River and shall use the parcel of land described in
143 subdivision (2) of subsection (a) of this section for open space
144 purposes. If the town of Old Lyme, in the case of either parcel:

145 (1) Does not use the parcel for said purposes;

146 (2) Does not retain ownership of all of said parcel; or

147 (3) Leases all or any portion of said parcel,

148 the parcel shall revert to the state of Connecticut.

149 (c) The State Properties Review Board shall complete its review of
150 the conveyance of said parcels of land not later than thirty days after it
151 receives a proposed agreement from the Department of Environmental
152 Protection. The land shall remain under the care and control of said
153 department until a conveyance is made in accordance with the
154 provisions of this section. The State Treasurer shall execute and deliver
155 any deed or instrument necessary for a conveyance under this section,
156 which deed or instrument shall include provisions to carry out the
157 purposes of subsection (b) of this section. The Commissioner of
158 Environmental Protection shall have the sole responsibility for all other

159 incidents of such conveyance.

160 Sec. 8. (a) Notwithstanding any provision of the general statutes, the
161 Commissioner of Transportation shall convey to the town of
162 Wethersfield a parcel of land located at the intersection of Two Rod
163 Highway and Kitts Lane in the town of Wethersfield, at a cost equal to
164 the administrative costs of making such conveyance. Said parcel of
165 land has an area of approximately 1.02 acres and is further identified
166 as:

167 A certain parcel of land labeled as STATE OF CONNECTICUT
168 (DEPARTMENT OF TRANSPORTATION) on a map entitled "Town of
169 Wethersfield, Map Showing Land Released To Town of Wethersfield
170 By The State of Connecticut Department of Transportation Interstate
171 Route 291, Scale 1" = 40', April, 1993, James F. Byrnes Jr. P.E.,
172 Transportation Chief Engineer - Bureau of Engineering and Highway
173 Ops, Town No. 159, Project No. 93-74, Serial No. 83A, Sheet 1 of 1."

174 Said map is on file in the Wethersfield Town Clerk's Office -- Map
175 No. 2164 filed June 9, 1994.

176 Said parcel of land is more particularly bounded and described as
177 follows:

178 Beginning at a point marked by a monument at the northeasterly
179 corner of the premises herein conveyed and the southerly street line of
180 the former Two Rod Highway.

181 Thence running in a general westerly direction along the said
182 southerly street line of the former Two Rod Highway 225.84 feet to a
183 monument set.

184 Thence turning and running in a general southwesterly direction
185 with an interior angle of 172°-29'-19", 218.03 feet along a proposed
186 street line to a monument in the northeasterly street line of Kitts Lane.

187 Thence turning and running in a general southeasterly direction
188 with an interior angle of $53^{\circ}-31'-48''$, 206.00 feet along the proposed
189 northeasterly street line of said Kitts Lane to a monument.

190 Thence turning and running in a general southeasterly direction
191 with an interior angle of $140^{\circ}-44'-51''$, 31.66 feet to a monument in the
192 northwesterly street line of Two Rod Highway.

193 Thence turning and running in a general northeasterly direction
194 with an interior angle of $141^{\circ}-56'-45''$ along said northwesterly street
195 line of Two Rod Highway 202.92 feet to a monument.

196 Thence continuing in a general northeasterly direction along said
197 northwesterly street line of Two Rod Highway 116.86 feet along the arc
198 of a curve having a radius of 930.00 feet to a monument.

199 Thence turning and running in a general northwesterly direction
200 with an interior angle of $93^{\circ}-35'-59''$, 22.80 feet to the point and place of
201 beginning.

202 Said conveyance shall be subject to the approval of the State
203 Properties Review Board.

204 (b) The town of Wethersfield shall use said parcel of land for open
205 space purposes. If the town of Wethersfield:

206 (1) Does not use said parcel for said purposes;

207 (2) Does not retain ownership of all of said parcel; or

208 (3) Leases all or any portion of said parcel,

209 the parcel shall revert to the state of Connecticut.

210 (c) The State Properties Review Board shall complete its review of
211 the conveyance of said parcel of land not later than thirty days after it
212 receives a proposed agreement from the Department of

213 Transportation. The land shall remain under the care and control of
214 said department until a conveyance is made in accordance with the
215 provisions of this section. The State Treasurer shall execute and deliver
216 any deed or instrument necessary for a conveyance under this section,
217 which deed or instrument shall include provisions to carry out the
218 purposes of subsection (b) of this section. The Commissioner of
219 Transportation shall have the sole responsibility for all other incidents
220 of such conveyance.

221 Sec. 9. (a) Notwithstanding any provision of the general statutes, the
222 Commissioner of Transportation shall convey to the town of Plainville
223 two parcels of land located in the town of Plainville, at a cost equal to
224 the administrative costs of making such conveyance. Said parcels of
225 land are identified as (1) Lots 6, 7 and 8 in Block B on town of
226 Plainville Tax Assessor's Map 26, which have a total area of
227 approximately 8.4 acres, and (2) Lot 31 in Block G on town of Plainville
228 Tax Assessor's Map 25, which has an area of approximately 11.6 acres.
229 The conveyance shall be subject to the approval of the State Properties
230 Review Board.

231 (b) The town of Plainville shall use said parcels of land for
232 recreational and open space purposes. If the town of Plainville, in the
233 case of either parcel:

234 (1) Does not use the parcel for said purposes;

235 (2) Does not retain ownership of all of the parcel; or

236 (3) Leases all or any portion of the parcel,

237 the parcel shall revert to the state of Connecticut.

238 (c) The State Properties Review Board shall complete its review of
239 the conveyance of said parcel of land not later than thirty days after it
240 receives a proposed agreement from the Department of
241 Transportation. The land shall remain under the care and control of

242 said department until a conveyance is made in accordance with the
243 provisions of this section. The State Treasurer shall execute and deliver
244 any deed or instrument necessary for a conveyance under this section,
245 which deed or instrument shall include provisions to carry out the
246 purposes of subsection (b) of this section. The Commissioner of
247 Transportation shall have the sole responsibility for all other incidents
248 of such conveyance.

249 Sec. 10. (a) Notwithstanding any provision of the general statutes,
250 the Commissioner of Economic and Community Development shall
251 convey to the town of Plainville a parcel of land located in the town of
252 Plainville, at a cost equal to the administrative costs of making such
253 conveyance. Said parcel of land has an area of approximately 2.5 acres
254 and is identified as Lot 9 in Block A on town of Plainville Tax
255 Assessor's Map 24. The conveyance shall be subject to the approval of
256 the State Properties Review Board.

257 (b) The town of Plainville shall use said parcel of land for open
258 space and recreational purposes. If the town of Plainville:

259 (1) Does not use said parcel for said purposes;

260 (2) Does not retain ownership of all of said parcel; or

261 (3) Leases all or any portion of said parcel,

262 the parcel shall revert to the state of Connecticut.

263 (c) The State Properties Review Board shall complete its review of
264 the conveyance of said parcel of land not later than thirty days after it
265 receives a proposed agreement from the Department of Economic and
266 Community Development. The land shall remain under the care and
267 control of said department until a conveyance is made in accordance
268 with the provisions of this section. The State Treasurer shall execute
269 and deliver any deed or instrument necessary for a conveyance under
270 this section, which deed or instrument shall include provisions to carry

271 out the purposes of subsection (b) of this section. The Commissioner of
272 Economic and Community Development shall have the sole
273 responsibility for all other incidents of such conveyance.

274 Sec. 11. (a) Notwithstanding any provision of the general statutes,
275 the Commissioner of Transportation shall convey to the town of South
276 Windsor three parcels of land located in the town of South Windsor, at
277 a cost equal to the administrative costs of making such conveyance.
278 Said parcels of land are identified as (1) the subject parcel in a
279 warranty deed from Henry G. Chung Et Al, to the State of Connecticut,
280 recorded in Volume 620, Page 379 of the town of South Windsor Land
281 Records, and further described as the parcel of land identified as
282 "Release Area" on a map entitled "Compilation Plan, Town of South
283 Windsor, Map Showing Land Released to the Town of South Windsor
284 by The State of Connecticut, Department of Transportation, Buckland
285 Road, Scale 1" = 20', July 1998, James F. Byrnes Jr., P.E. Chief Engineer -
286 Bureau of Engineering and Highway Operations, Town No. 132, Proj.
287 No. 132-100, Serial No. 5A, Sheet 1 of 1", which parcel has an area of
288 approximately .44 acre, (2) a portion of the land on town of South
289 Windsor Tax Assessor's Maps 27-13 and 27-14, which is further
290 described as _____ and has an area of approximately .94 acre, and (3)
291 the subject parcel in a warranty deed from Ronald A. Phenix Et Al, to
292 the State of Connecticut, recorded in Volume 627, Page 85 of the town
293 of South Windsor Land Records and the subject parcel in a quit claim
294 deed from Thomas C. O'Connor Et Al, to the State of Connecticut,
295 recorded in Volume 620, Page 502 of the town of South Windsor Land
296 Records, and further described as the parcel of land identified as
297 "Release Area" on a map entitled "Compilation Plan, Town of South
298 Windsor, Map Showing Land Released to, by The State of Connecticut,
299 Department of Transportation, Buckland Road, Scale 1" = 20', Aug.
300 2000, James F. Byrnes Jr., P.E. Chief Engineer, Bureau of Engineering
301 and Highway Operations, Town No. 132, Proj. No. 132-100, Serial No.
302 17A, Sheet 1 of 1", which parcel has an area of approximately .74 acre.
303 The conveyance shall be subject to the approval of the State Properties

304 Review Board.

305 (b) The town of South Windsor shall use said parcels of land for
306 open space and traffic control purposes. If the town of South Windsor,
307 in the case of any said parcel:

308 (1) Does not use the parcel for said purposes;

309 (2) Does not retain ownership of all of the parcel; or

310 (3) Leases all or any portion of the parcel,

311 the parcel shall revert to the state of Connecticut.

312 (c) The State Properties Review Board shall complete its review of
313 the conveyance of said parcel of land not later than thirty days after it
314 receives a proposed agreement from the Department of
315 Transportation. The land shall remain under the care and control of
316 said department until a conveyance is made in accordance with the
317 provisions of this section. The State Treasurer shall execute and deliver
318 any deed or instrument necessary for a conveyance under this section,
319 which deed or instrument shall include provisions to carry out the
320 purposes of subsection (b) of this section. The Commissioner of
321 Transportation shall have the sole responsibility for all other incidents
322 of such conveyance.

323 Sec. 12. (a) Notwithstanding any provision of the general statutes,
324 the Commissioner of Transportation shall sell or lease to St. Edward
325 the Confessor Roman Catholic Church Corporation a parcel of land
326 located in the town of New Fairfield for fair market value. Said parcel
327 of land has an area of approximately .2603 acre and is identified as the
328 parcel of land abutting Route 39, Marjorie Drive and said church and is
329 further described as the parcel of land identified as "Release Area" on a
330 map entitled "Survey Map Showing Land Released to St. Edward the
331 Confessor Roman Catholic Church Corporation by the State of
332 Connecticut, Connecticut Route 39, Town of New Fairfield, Fairfield

333 County, Ct., March 23, 2001, Scale 1"=40', Prepared by the Office of
334 Paul A. Hiro, P.C.". The sale or lease shall be subject to the approval of
335 the State Properties Review Board.

336 (b) The State Properties Review Board shall complete its review of
337 the sale or lease of said parcel of land not later than thirty days after it
338 receives a proposed agreement from the Department of
339 Transportation. The land shall remain under the care and control of
340 said department until a sale or lease is made in accordance with the
341 provisions of this section. The State Treasurer shall execute and deliver
342 any deed or instrument necessary for a sale or lease under this section.
343 The Commissioner of Transportation shall have the sole responsibility
344 for all other incidents of such sale or lease.

345 Sec. 13. (a) Notwithstanding any provision of the general statutes,
346 the Commissioner of Transportation shall convey to the town of
347 Farmington a parcel of land located in the town of Farmington, at a
348 cost equal to the administrative costs of making such conveyance. Said
349 parcel of land has an area of approximately .509 acre and is bounded
350 and described as follows:

351 Beginning at a point on the southerly right-of-way line of Scott
352 Swamp Road (Route 6), said point also being the northwesterly corner
353 of the herein described parcel of land;

354 Thence running along the southerly right-of-way line of Route 6:

355 South 83 degrees-35'-45" East a distance of 398.49 feet to a point;

356 Thence running along land now or formerly of Tomasso Brothers,
357 Inc.:

358 South 00 degrees-44'-26" East a distance of 51.63 feet to a point;

359 North 84 degrees-34'-51" West a distance of 321.22 feet to a point;

360 North 84 degrees-38'-51" West a distance of 90.56 feet to a point;

361 North 13 degrees-02'-59" West a distance of 58.51 feet to the point
362 and place of beginning.

363 The conveyance shall be subject to the approval of the State
364 Properties Review Board.

365 (b) The town of Farmington may use, sell, lease or exchange said
366 parcel of land for economic development, municipal or recreational
367 purposes.

368 (c) The State Properties Review Board shall complete its review of
369 the conveyance of said parcel of land to the town of Farmington not
370 later than thirty days after it receives a proposed agreement from the
371 Department of Transportation. The land shall remain under the care
372 and control of said department until a conveyance is made in
373 accordance with the provisions of this section. The State Treasurer
374 shall execute and deliver any deed or instrument necessary for a
375 conveyance under this section. The Commissioner of Transportation
376 shall have the sole responsibility for all other incidents of such
377 conveyance.

378 Sec. 14. Special act 93-23 is amended to read as follows:

379 (a) Notwithstanding the provisions of the general statutes or any
380 special act or section 3 of public act 88-267, the Connecticut Housing
381 Authority shall convey to the Bridgeport housing authority the following
382 properties: (1) The Beardsley Terrace Apartments and Beardsley Terrace
383 Apartments Extension, Bridgeport, and (2) the Pequonock Gardens
384 Project, Bridgeport. The conveyance of such properties shall be subject to
385 the condition that such properties continue to be used by the Bridgeport
386 housing authority for the purpose of providing housing for persons and
387 families of low and moderate income.

388 (b) Notwithstanding the provisions of the general statutes or any

389 special act or section 3 of public act 88-267, the Connecticut Housing
390 Authority shall convey to a municipal housing authority the following
391 properties: (1) 1190 Blue Hills Avenue, Bloomfield; (2) 1192 Blue Hills
392 Avenue, Bloomfield; (3) 1194 Blue Hills Avenue, Bloomfield; (4) 1196
393 Blue Hills Avenue, Bloomfield; (5) 142 Tunxis Avenue, Bloomfield; (6) 28
394 Daniel Boulevard, Bloomfield; (7) 9 Glenwood Avenue, Bloomfield; (8)
395 420 Park Avenue, Bloomfield; (9) 422 Park Avenue, Bloomfield; (10) 43
396 Marguerite Avenue, Bloomfield; (11) 49 Marguerite Avenue, Bloomfield;
397 (12) 35 Brookdale Avenue, Bloomfield; (13) 10 Taft Avenue, Bloomfield;
398 (14) 12 Taft Avenue, Bloomfield; (15) 14 Taft Avenue, Bloomfield. The
399 conveyance of such properties shall be subject to the condition that such
400 properties continue to be used by the municipal housing authority for
401 the purpose of providing housing for persons and families of low and
402 moderate income.

403 (c) Notwithstanding the provisions of the general statutes or any
404 special act or section 3 of public act 88-267, the Connecticut Housing
405 Authority shall convey to the Bridgeport housing authority the structure
406 located at 82-102 Smith Street in the city of Bridgeport. The conveyance
407 of such structure shall be subject to the condition that such structure
408 continue to be used by the Bridgeport housing authority for the purpose
409 of providing housing for persons and families of low and moderate
410 income.

411 (d) If any property or structure described in subsections (a), (b) and (c)
412 of this section is not used for the purpose of providing housing for
413 persons and families of low and moderate income, said property or
414 structure shall revert to the state.

415 (e) Notwithstanding the provisions of subsections (a) and (c) of this
416 section, the Pequonock Gardens Project, Bridgeport, shall not revert to
417 the state upon the closing and demolition of said project. If, after the
418 demolition of said project, the net revenue from the sale or lease of the
419 property on which the project has been located is not used by the

420 Bridgeport housing authority for the purpose of providing housing for
421 persons and families of low and moderate income, said property shall
422 revert to the state.

423 [(e)] (f) The properties and structures described in subsections (a), (b)
424 and (c) of this section shall remain under the care and control of the
425 Connecticut Housing Authority until a conveyance is made in
426 accordance with this section. The state treasurer shall execute and deliver
427 any deed, instrument or amendment thereto necessary for any
428 conveyance under this section and the Connecticut Housing Authority
429 shall have the sole responsibility for all other incidents for any such
430 conveyance.

431 Sec. 15. Subsection (b) of section 6 of public act 00-168 is amended to
432 read as follows:

433 (b) The city of Norwalk shall use said parcel of land for urban
434 renewal, economic development and housing purposes. If the city of
435 Norwalk:

436 (1) Does not use said parcel for any of said purposes;

437 (2) Does not retain ownership of all of said parcel except for any sale
438 for any of said purposes; or

439 (3) Leases all or any portion of said parcel for any other purpose,

440 the parcel shall revert to the state of Connecticut. If the city of Norwalk
441 sells said parcel of land for economic development purposes, the city
442 of Norwalk shall use the proceeds from the sale for the construction of
443 a parking garage for (A) the Maritime Aquarium at Norwalk, and (B)
444 economic development and urban renewal purposes.

GAE Joint Favorable Subst.

The following fiscal impact statement and bill analysis are prepared for the benefit of members of the General Assembly, solely for the purpose of information, summarization, and explanation, and do not represent the intent of the General Assembly or either House thereof for any purpose:

OFA Fiscal Note

State Impact: Loss of Asset Value of More than \$1 Million, Minimal Costs, and Minimal Savings (General Fund); Minimal Revenue Gain (Special Transportation Fund)

Affected Agencies: State Properties Review Board, State Treasurer, Department of Transportation, Various State Agencies

Municipal Impact: Gain of Asset Value of More than \$1 Million, Minimal Revenue Loss, and Potential Revenue Gain

Explanation**State and Municipal Impact:**

This bill results in a loss of asset value of more than \$1 million, minimal costs and minimal savings to the state. It also results in a minimal revenue gain to the Special Transportation Fund. The bill results in a gain of asset value of more than \$1 million, minimal revenue loss and in potential revenue gain to various municipalities.

The bill makes 9 conveyances of state-owned land and buildings to various municipalities at a cost equal to the administrative cost of making the conveyance. The cost of each conveyance is estimated to be less than \$1,000. Most properties must be used for specified public

purposes or they shall revert to the state. It also makes 2 conveyances of state-owned land to private parties, one at fair market value and another at a specified price of \$3,500. See table below.

NEW PROPERTY CONVEYANCES

Section	From	To	Acres	Est Value	Price
1	DOT	Private	1.75	\$10,000	\$3,500
4	DEP	Yantic FD	0.58	\$38,100	Adm. Cost
5	DOT	Farmington	8.9	\$100,000	Adm. Cost
6	DEP	Farmington	29.6	NA	Adm. Cost
7	DEP	Old Lyme	2.46	NA	Adm. Cost
8	DOT	Wethersfield	1.02	\$75,000	Adm. Cost
9	DOT	Plainville	20	\$212,000	Adm. Cost
10	DECD	Plainville	2.5	\$34,300	Adm. Cost
11	DOT	S. Windsor	2.12	\$465,000	Adm. Cost
12	DOT	Private	0.2603	\$22,500	Fair Market
13	DOT	Farmington	0.509	\$62,000	Adm. Cost

These conveyances result in a loss of asset value to the state of more than \$1 million and a corresponding gain of asset value for various municipalities. It also represents a potential revenue loss to the state to the extent that the state could have sold properties at fair market value.

The conveyances are subject to the review and approval of the State Properties Review Board (SPRB). The SPRB is required to review each conveyance within 30 days. Deeds or any other instruments necessary for the conveyances must be executed and delivered by the State Treasurer. These requirements are part of the respective agencies normal operations and can be accomplished within existing resources.

The transfer of these state properties would result also in a reduction in the state's Payments-in-Lieu-of-Taxes (PILOT) to municipalities. The reduction is anticipated to be minimal. This also results in a corresponding minimal revenue loss to municipalities. The revenue loss would be offset for those properties that are used for economic development purposes and for those that become fully taxable.

The bill also makes minor adjustments in the conditions of 4 prior land conveyances. These are made in Sections 2, 3, 14, and 15 of the bill. These changes have no fiscal impact.

The individual sections of the bill are described below.

Section 1 requires the commissioner of Department of Transportation (DOT) to convey 1.75-acre parcel of land in Norfolk to a private party for \$3,500. The estimated value of the land is \$10,000.

Section 2 eliminates a deed restriction for land conveyed from DOT to the Norwalk Transit District in 1982 for a transit district bus garage and maintenance facility. The Norwalk Transit District is authorized to convey the land to the city of Norwalk for fire department facilities and administrative offices.

Section 3 changes a provision in a conveyance of land from DOT to the town of Trumbull authorized by SA 97-20, Section 8. It allows the city of Trumbull to lease the land for affordable housing purposes.

Section 4 requires the commissioner of Department of Environmental Protection (DEP) to convey 3 parcels of land totaling 0.58 acres in Franklin to the Yantic Volunteer Fire Department at a cost equal to the administrative costs of making the conveyance. The land must be used for open space and fire training purposes or it will revert to the state. The estimated value of the land is \$38,100.

Section 5 requires the commissioner of DOT to convey an 8.9-acre

parcel of land to the town of Farmington at a cost equal to the administrative costs of making the conveyance. The land must be used for open space purposes or it will revert to the state. The estimated value of the land is \$100,000.

Section 6 requires the commissioner of DEP to convey a 29.6-acre parcel of land to the town of Farmington at a cost equal to the administrative costs of making the conveyance. The land must be used for open space and recreational purposes or it will revert to the state. The estimated value of the land is not known at this time.

Section 7 requires the commissioner of DEP to convey 2 parcels of land totaling 2.46 acres to the town of Old Lyme at a cost equal to the administrative costs of making the conveyance. The land must be used for open space purposes or it will revert to the state. The estimated value of the land is not known at this time.

Section 8 requires the commissioner of DOT to convey a 1.02-acre parcel of land to the town of Wethersfield at a cost equal to the administrative costs of making the conveyance. The land must be used for open space purposes or it will revert to the state. The estimated value of the land is \$75,000.

Section 9 requires the commissioner of DOT to convey 2 parcels of land totaling 20 acres to the town of Plainville at a cost equal to the administrative costs of making the conveyance. The land must be used for recreational and open space purposes or it will revert to the state. The estimated value of the land is \$212,000.

Section 10 requires the commissioner of the Department of Economic and Community Development to convey a 2.5-acre parcel of land to the town of Plainville at a cost equal to the administrative costs of making the conveyance. The land must be used for open space and recreational purposes or it will revert to the state. The estimated value of the land is \$34,300.

Section 11 requires the commissioner of DOT to convey 3 parcels of land totaling 2.12 acres to the town of South Windsor at a cost equal to the administrative costs of making the conveyance. The land must be used for recreational and open space and traffic control purposes or it will revert to the state. The estimated value of the land is \$465,000.

Section 12 requires the commissioner of DOT to sell or lease a 0.2603-acre parcel of land to St. Edward the Confessor Roman Catholic Church Corporation at fair market value. The estimated value of the property is \$22,500.

Section 13 requires the commissioner of the DOT to convey a 0.509-acre parcel of land to the town of Farmington at a cost equal to the administrative costs of making the conveyance. The town of Farmington may use, sell, lease or exchange the land for economic development, municipal or recreational purposes. The estimated value of the land is \$62,000.

Section 14 changes a provision in a conveyance of land from the Connecticut Housing Authority to the Bridgeport Housing Authority authorized by SA 93-23 and PA 88-267, Section 3. It allows the demolition of the Pequonock Gardens Project without the property reverting to the state, if the net revenue from its sale or lease is used by the Bridgeport Housing Authority for the purpose of providing affordable housing.

Section 15 changes a provision in a conveyance of land to the city of Norwalk authorized by PA 00-168, Section 6. It allows the city of Trumbull to use the proceeds of the sale of the property for economic development and urban renewal purposes.

OLR Bill Analysis

sSB 1433

AN ACT CONCERNING THE CONVEYANCE OF CERTAIN PARCELS OF STATE LAND.**SUMMARY:**

This bill authorizes new conveyances of state property in Farmington, Franklin, Norfolk, Old Lyme, Plainville, South Windsor, and Wethersfield. Each of the new conveyances is subject to the State Properties Review Board's (SPRB) approval and must be made at a cost equal to the administrative cost of the conveyance, unless otherwise noted. Except for property in Farmington, the property reverts to the state if the recipient uses the parcel for any purpose other than that specified in the bill.

It revises existing provisions and conditions on state property conveyances in Bridgeport, Norwalk, and Trumbull. It authorizes the sale or lease of property in New Fairfield to St. Edward the Confessor Roman Catholic Church and the sale of property in Norfolk to individuals.

EFFECTIVE DATE: Upon passage

NEW CONVEYANCES

The bill requires the following conveyances from the agencies to the recipients names for the purpose specified:

1. from the Department of Environmental Protection (DEP) to the Yantic Volunteer Fire Department for open space and fire training purposes (parcels with a combined total area of .58 acre);
2. from the Department of Transportation (DOT) to Farmington for open space (8.9 acres);

3. from DEP to Farmington for open space and recreation (29.6 acres);
4. from DEP to Old Lyme for recreational access to the Connecticut River and open space (two parcels of 1.23 acres each);
5. from DOT to Wethersfield for open space (1 acre);
6. from DOT to Plainville for open space and recreation (two parcels of 8.4 acres and 11.6 acres);
7. from the Department of Economic and Community Development to Plainville for open space and recreation (2.5 acres);
8. from DOT to South Windsor for open space and traffic control (three parcels of .44 acre, .94 acre, and .74 acre); and
9. from DOT to Farmington which can use, sell, lease, or exchange the property for economic development, municipal, or recreational purposes (.5 acre); it does not revert to the state if the town does something else with it.

CONVEYANCE REVISIONS

Bridgeport

The bill permits the Bridgeport Housing Authority to close and demolish the Pequonock Gardens Project, but it must use the net revenue from the sale or lease of the property to provide housing to low- and moderate-income people. If it does not, the property reverts to the state.

Norwalk

The bill permits Norwalk to apply proceeds from the sale of land conveyed last year to economic development and urban renewal as an alternative to using them to construct a parking garage for the Maritime Aquarium, the only specified application for the funds under current law.

It authorizes the Norwalk Transit District to convey property it

received from the state in 1982 to the city of Norwalk for fire department facilities and administrative offices. It exempts the transfer from an earlier reversion provision that required use for a transit district bus garage and maintenance facility and instead requires the property to revert to the state if not used for the purposes specified in the bill.

Trumbull

The bill allows Trumbull to lease 3.35 acres conveyed in 1997 for affordable housing and avoid the existing reversion restriction. Under current law, the property reverts to the state if Trumbull fails to use it for affordable housing, gives up ownership, or leases any or all of it.

PROPERTY SALE OR LEASE

The bill requires DOT to convey a 1.75-acre parcel of land in Norfolk to named individuals for \$3,500. It requires DOT to sell or lease for fair market value .26 acre located in New Fairfield to St. Edward the Confessor Roman Catholic Church Corporation. Both transactions are subject to the SPRB's approval.

COMMITTEE ACTION

Government Administration and Elections Committee

Joint Favorable Substitute

Yea 20 Nay 0